



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU15-00050 Gateway Stormwater South Pond  
**Application Type:** Resubdivision Combination  
**CPC Hearing Date:** September 24, 2015  
**Staff Planner:** Joaquin Rodriguez, (915) 212-1608  
[rodriguezjx3@elpasotexas.gov](mailto:rodriguezjx3@elpasotexas.gov)  
**Location:** South of Interstate 10 and West of Copia  
**Acreage:** 4.071 acres  
**Rep District:** 8  
**Existing Use:** Vacant and Residential  
**Existing Zoning:** M-1 (Manufacturing), C-4 (Commercial)  
**Proposed Zoning:** M-1 (Manufacturing), C-4 (Commercial)  
**Nearest Park:** Mary Webb Park (.25 Miles)  
**Nearest School:** Beall Elementary (.5 Miles)  
**Park Fees Required:** N/A  
**Impact Fee Area:** N/A  
**Property Owner:** El Paso Water Utilities  
**Applicant:** El Paso Water Utilities  
**Representative:** Conde Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** C4 (Commercial) Interstate-10  
**South:** M1 (Manufacturing) Vacant industrial and heavy truck  
**East:** M1 (Manufacturing) Mixed commercial and residential  
**West:** M1 (Manufacturing) Mixed commercial and residential

**PLAN EL PASO DESIGNATION:** G2, Traditional Neighborhood , (Walkable)

### **APPLICATION DESCRIPTION**

The applicant is proposing to subdivide 4 acres of land south of I-10 in the City's Central area. The resubdivision will accommodate the Gateway Stormwater South Pond, Phase II of the Gateway Stormwater Project. The application includes the dedication of newly constructed 20' alley to the west as well as street improvements to Durazno and Estrellita. Durazno is identified as a collector street in the City's MTP.

The applicant has requested approval of an alternative design requiring approval by this body. The applicant is proposing a combined parking and landscaped area employing bulbouts spaced 50 feet on center and two on street parking stalls between each bulbout. The proposed design strikes a compromise

between retaining on street parking and providing visual screening of the pond from the surrounding area.

### **DEVELOPMENT COORDINATING COMMITTEE**

The development coordinating committee recommends approval of the alternative design request and approval of Gateway Stormwater South Pond on a resubdivision combination basis subject to the following condition.

- Final recording of the plat will be subject to final approval by city council of the vacation of all portions of Durazno, Estrella, Cebada right-of-ways and the 20' alley within the boundaries of the proposed subdivision.

### **Planning Division Recommendation**

Planning recommends **approval** of the alternative design request in accordance with the provision for waivers outlined in section 19.26.040 of the city's municipal code. Additionally the proposal meets the intent of this title and provides the same level or greater of protection, service or adequacy of the original requirement.

### **Planning and Inspections Department - Land Development**

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

1. Add the alley on the dedication statement.
2. On the Preliminary Plat, the Drainage Report indicates the wrong Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps. (FIRM) Panel Number (example 480212-0044C).
3. Check for any overlapping text on Cebada St. and alley labels.

### **Capital Improvement Program - Parks**

We have reviewed Gateway Stormwater South Pond, a resubdivision combination plat map and on behalf of CID Parks & Planning Division we offer Applicant / Engineer the following comments:

1. Please note that this Subdivision's proposed use is for an E.P.W.U. storm pond which under the Municipal Code definitions is considered a "Public facility" therefore, meeting the requirements to be excluded from the calculation for parkland dedication ordinance Title 19 – Subdivision & Development Plats, Chapter 19.20 Parks and Open Space as noted below:

#### **19.20.060 - Exclusions from Dedication Requirements.**

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter:

H. Land shown within a subdivision, whether residential or nonresidential, which is designated for use as a "Public facility".

### **Capital Improvement Program – Transportation**

Proposed street Right of Way portions to be vacated need to be provided with a minimum of five-foot sidewalks and five-foot landscaped parkways per the requirements found in El Paso City Code (EPCC) 19.15060.A, EPCC 19.15.110, and consistent with the City of El Paso Design Standards for Construction.

### **El Paso Water Utilities**

We have reviewed the above described subdivision request and provide the following comments:

1. (EPWU) does not object to this request.
2. Existing water and sanitary sewer mains along the alley south of Gateway East Boulevard & east of Estrella Street and portion of the alley east of Cebada Street and along Cebada Street will be relocated or abandoned as required by the stormwater project.

### **Streets and Maintenance Department**

No comments received

### **El Paso Electric Company**

No comments received

### **Sun Metro**

Sun Metro does not oppose this request.

### **El Paso County 911 District**

No comments received.

### **El Paso Fire Department**

No comments received.

### **Central Appraisal District**

No objections.

### **Texas Gas Company**

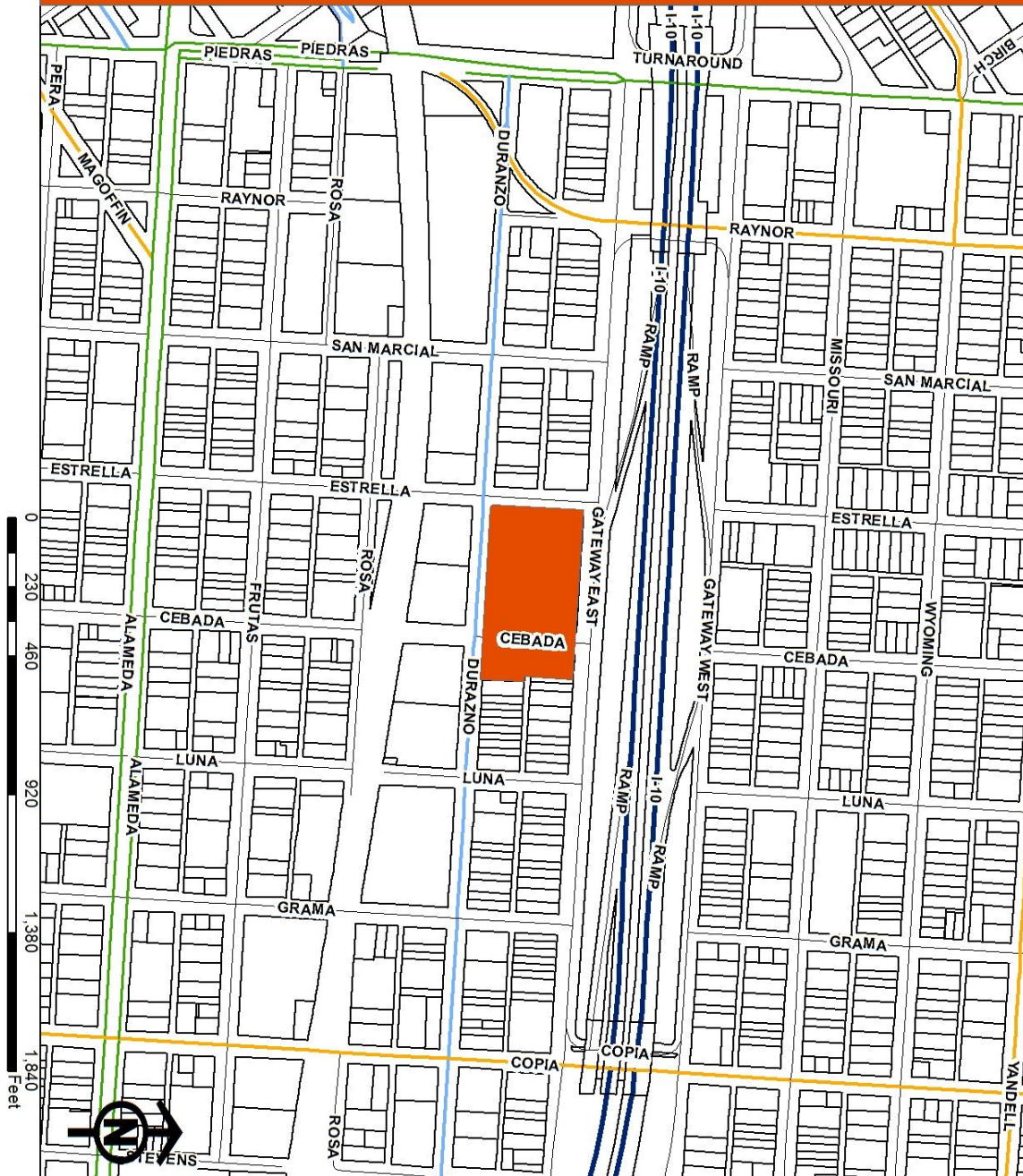
No objections.

### **Attachments**

1. Location map
2. Aerial map
3. Preliminary Plat
4. Final Plat
5. Application
6. Alternative Design Request

**ATTACHMENT 1**

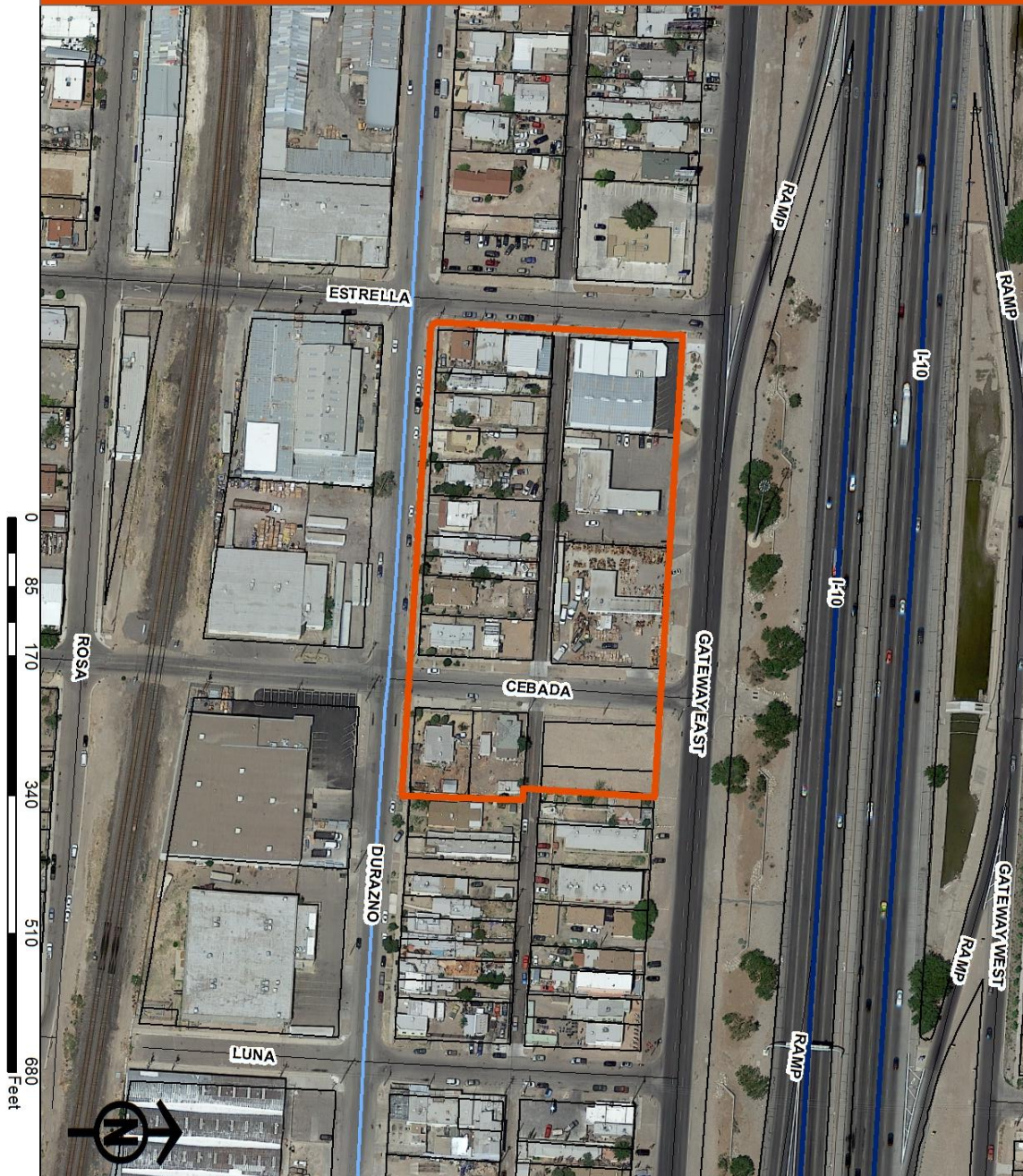
# Gateway Stormwater South Pond





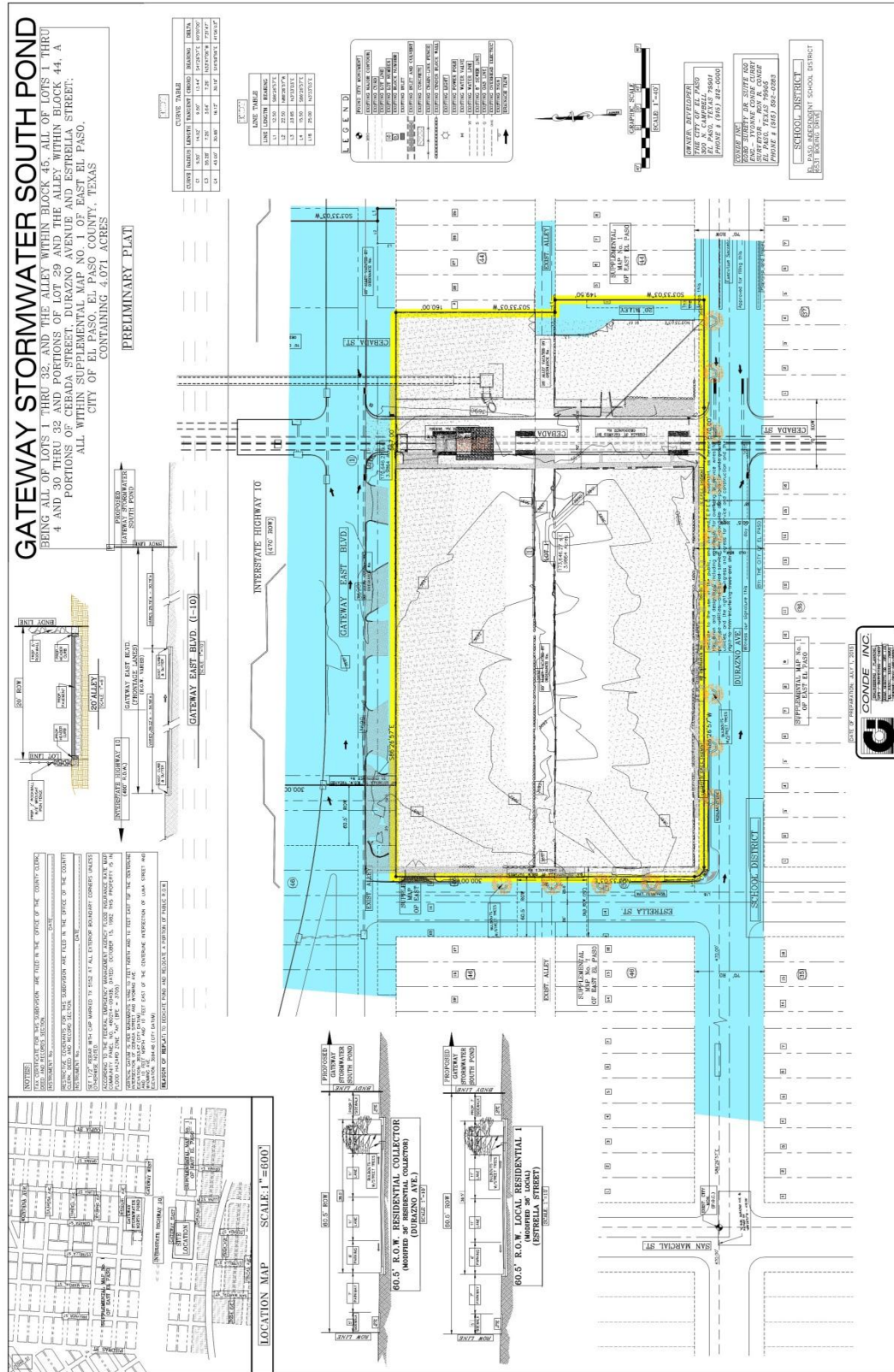
ATTACHMENT 2

# Gateway Stormwater South Pond

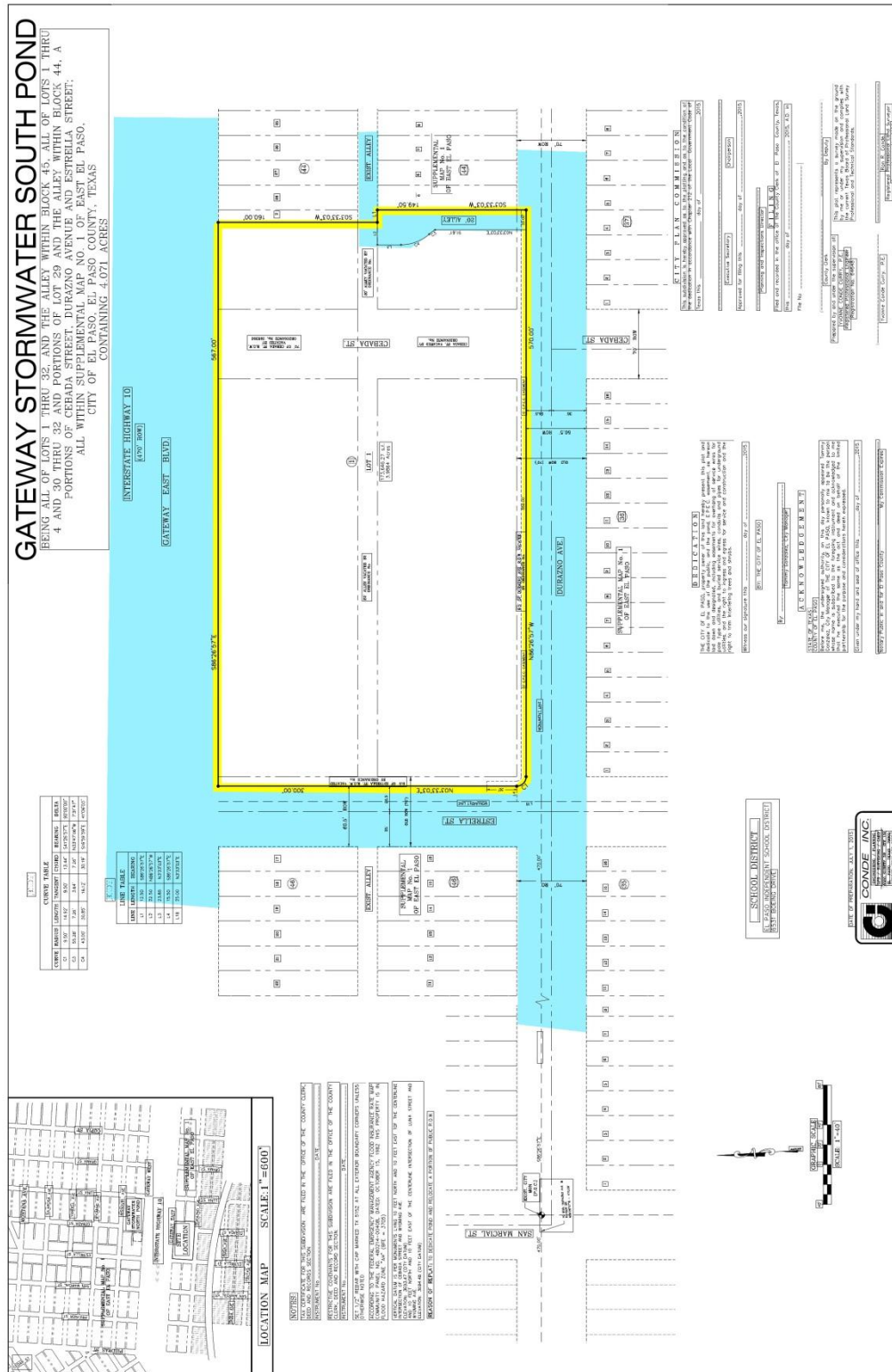




## ATTACHMENT 3



## SUSU15-00050



## ATTACHMENT 5



### CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: August 11, 2015

File No. SUSU15-00050

SUBDIVISION NAME: Gateway Stormwater South Pond

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)  
Being all of Lots 1 thru 32, and the Alley within Block 45, and All of Lots 1 Thru 4, and 30 Thru 32 and Portions of Lot 29, and the Alley within Block 44, a Portion of Cebada Street, Durazno Avenue and Estrella Street; All within Supplemental Map NO. 1 of East El Paso, City of El Paso, El Paso County, Texas
2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	<u>4.071</u>	<u>1</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	<u>1</u>	_____
Industrial	_____	_____	Total Acres (Gross)	<u>4.071</u>	_____
3. What is existing zoning of the above described property? R-5 / C-3 / A-O Proposed zoning? n/a
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes \_\_\_\_\_ No \_\_\_\_\_ n/a
5. What type of utility easements are proposed? Underground \_\_\_\_\_ Overhead \_\_\_\_\_ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)  
Stormwater Retention Facility
7. Are special public improvements proposed in connection with the development? Yes \_\_\_\_\_ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes \_\_\_\_\_ No X  
If answer to is "Yes", please explain the nature of the modification or exception \_\_\_\_\_
9. Remarks and/or explanation of special circumstances: \_\_\_\_\_
10. Improvement Plans submitted? Yes \_\_\_\_\_ No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes \_\_\_\_\_ No X  
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 – Vested Rights

City Development Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085




12.	Owner of record	<u>El Paso Water Utilities- Public Service Board</u>	<u>1154 Hawkins, El Paso, TX 79925</u>	<u>915-594-5500</u>
		(Name & Address)	(Zip)	(Phone)
13.	Developer	<u>El Paso Water Utilities- Public Service Board</u>	<u>1154 Hawkins, El Paso, TX 79925</u>	<u>915-594-5500</u>
		(Name & Address)	(Zip)	(Phone)
14.	Engineer	<u>CONDE, INC.</u>	<u>6080 Surety Drive, Ste. 100, El Paso, TX 79905</u>	<u>915-592-0283</u>
		(Name & Address)	(Zip)	(Phone)

*\*Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.*

El Paso Water Utilities  
Public Service Board

OWNER SIGNATURE: \_\_\_\_\_

  
John E. Ballou, Chief Executive Officer

REPRESENTATIVE: \_\_\_\_\_

  
Conrad Conde

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS

City Development Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

## ATTACHMENT 6



CONDE INC

September 16, 2015

**Joaquin Rodriquez**

City of El Paso

Planning and Inspections Department

801 Texas Avenue

El Paso, Texas 79901

Re: Gateway Stormwater Ponds Vacation Request - Estrella and Durazno Streets Alternative  
Street Design request

Dear Joaquin

On behalf of El Paso Water Utilities, we want to thank you for your assistance regarding the processing of the vacation request for the Gateway Stormwater Pond South – street vacation request. Please accept this letter as per the City Planning Departments request to submit an alternative design for the roadways. This alternative design is being requested due to the fact that Estrella and Durazno Streets existing right-of-way will be reduced due to the necessity for the retention basin acquiring a maximum capacity to capture the flooding in the area. There is an existing 15 foot sidewalk/parkway section that will be reduced to a 5 foot sidewalk section with landscape 8 foot landscape bulb out for trees in lieu of a parkway every 50 feet on center. This design allows for two vehicles to park between the street trees. This design also allows for the existing street curb to curb cross section to be maintained in order to provide maximum storm runoff carrying capacity.

If you have any questions or need additional information, please do not hesitate to contact us.

Sincerely,

Yvonne C. Curry, P.E.

Project Engineer

ENGINEERING/PLANNING/SURVEYING

8080 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0253 / FAX (915) 592-0266